

177.0

0002

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
659,100 / 659,100  
659,100 / 659,100  
659,100 / 659,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		UDINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BALASUBRAMANIAN GOPAL/ETAL	
Owner 2: RAMANI PRIYA	
Owner 3:	
Street 1: 35 UDINE ST	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HATZIKONSTANTIS DOROTHY E -	
Owner 2: -	
Street 1: 25 CARDIGAN ROAD	
Twn/City: NORTH TEWKSBURY	

StProv: MA	Cntry
Postal: 01876	Type:

NARRATIVE DESCRIPTION	
This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

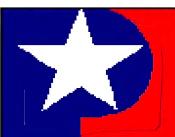
Topo	2	Above Stree
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	5970
	Sq. Ft.
	Site
	0

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5970	Sq. Ft.	Site	0	70.	1.00	6								419,371						419,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5970.000	239,700		419,400	659,100		119357
							GIS Ref
							GIS Ref
							Insp Date
							07/02/18



## USER DEFINED

Prior Id # 1:	119357
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	17:51:53
PRINT	
LAST REV	
DATE	TIME
03/30/20	08:49:47
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	239,700	0	5,970.	419,400	659,100		Year end	12/23/2021
2021	101	FV	231,600	0	5,970.	419,400	651,000		Year End Roll	12/10/2020
2020	101	FV	231,600	0	5,970.	419,400	651,000		651,000 Year End Roll	12/18/2019
2019	101	FV	197,200	0	5,970.	413,400	610,600		610,600 Year End Roll	1/3/2019
2018	101	FV	197,200	0	5,970.	317,500	514,700		514,700 Year End Roll	12/20/2017
2017	101	FV	197,200	0	5,970.	299,600	496,800		496,800 Year End Roll	1/3/2017
2016	101	FV	197,200	0	5,970.	275,600	472,800		472,800 Year End	1/4/2016
2015	101	FV	185,000	0	5,970.	257,600	442,600		442,600 Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATZIKONSTANTIS	33470-407		8/17/2001		325,900	No	No		
MACHARIA KINUTH	25882-272		12/8/1995		178,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/4/2020	199	Add Bath	15,700	C					7/2/2018	MEAS&NOTICE	BS	Barbara S
2/8/2012	127	Re-Roof	4,500						12/9/2008	Meas/Inspect	163	PATRIOT
5/27/2011	508	New Wind	1,738					REPL 3 WINDOWS	12/29/1999	Meas/Inspect	243	PATRIOT
									12/1/1981		GP	

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																						
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	34																		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		OTHER FEATURES																														
View / Desir:				Kits: 1	Rating: Average	A Kits:	Rating:	Frl: 2	Rating: Average	WSFlue:	Rating:									TQS														
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>								Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	FFL									
Grade: C - Average	Year Blt: 1955	Eff Yr Blt:		Location:													Other													BMT				
Alt LUC:				Total Units:													Upper													(B16)	24			
Jurisdict: G12				Floor:													Lvl 2																	
Const Mod:				% Own:													Lvl 1																	
Lump Sum Adj:				Name:													Lower																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1					14	7	13											
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Phys Cond: AV - Average	31.	%	Functional:													Exterior:	No Unit	RMS	BRS	FL	4	OFP	(28)							
Partition: T - Typical				Economic:													Interior:	1	6	3														
Prim Floors: 3 - Hardwood				Special:													Additions:																	
Sec Floors:				Override:													Kitchen:																	
Bsmnt Flr: 12 - Concrete				Total: 31 %													Baths:																	
Subfloor:				<b>CALC SUMMARY</b>								Plumbing:																						
Bsmnt Gar: 1				Basic \$ / SQ: 110.00													Electric:																	
Electric: 3 - Typical				Size Adj.: 1.35000002													Heating:																	
Insulation: 2 - Typical				Const Adj.: 0.99989998													General:																	
Int vs Ext: S				Adj \$ / SQ: 148.485																														
Heat Fuel: 2 - Gas				Other Features: 86000																														
Heat Type: 3 - Forced H/W				Grade Factor: 1.00																														
# Heat Sys: 1				NBHD Inf: 1.00000000																														
% Heated: 100				NBHD Mod:																														
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																														
% Com Wal	% Sprinkled			Adj Total: 347431																														
				Depreciation: 107704																														
				Deprecated Total: 239728																														
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:			Color:																		
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 177.0-0002-0006.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																	
More: N	Total Yard Items:			Total Special Features:			Total:																											

Sketch showing four areas labeled BMT, FFL, TQS, and OFP. The total area is 261,432.

14      7      13

4      OFP (28)

4

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	816	59,020	48,163	BMT	100	RRM			
FFL	First Floor	816	148,490	121,164						
TQS	3/4 Story	612	148,490	90,873						
OPF	Open Porch	28	44,000	1,232						

Net Sketched Area: 2,272      Total: 261,432

Size Ad: 1428      Gross Area: 2476      FinArea: 1836

**IMAGE**

**AssessPro Patriot Properties, Inc**